

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 8/09/2016	(3) CONTACT/PHONE Steve Neer, Associate Capital Project Coordinator (805) 781-5168	
(4) SUBJECT Request to approve a contract with Fraser Seiple Architects, in the amount of \$115,745 for master planning design consultant services for the County Operations Center. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board approve a contract with Fraser Seiple Architects, in the amount of \$115,745 for Master Planning Design Consulting Services for the County Operations Center (COC).			
(6) FUNDING SOURCE(S) General Fund	(7) CURRENT YEAR FINANCIAL IMPACT Estimated Project Cost = \$162,320.00	(8) ANNUAL FINANCIAL IMPACT \$115,745.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____ ) <input type="checkbox"/> Board Business (Time Est. ____ )			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)  19001680		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) District 2			

Reference: 16AUG09-C-4

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works

Steve Neer, Associate Capital Project Coordinator

VIA: John Diodati, Deputy Director of Public Works

DATE: 8/09/2016

SUBJECT: Request to approve a contract with Fraser Seiple Architects, in the amount of \$115,745 for master planning design consultant services for the County Operations Center. District 2.

## **RECOMMENDATION**

It is recommended that the Board approve a contract with Fraser Seiple Architects, in the amount of \$115,745 for master planning design consulting services for the County Operations Center (COC).

## **DISCUSSION**

The County owns, operates and maintains numerous facilities at the COC, along the Highway 1 corridor just north of the City of San Luis Obispo at the intersection of Kansas Avenue. The last comprehensive Master Plan of the COC was undertaken and published in August of 2002, by Jay Farbstein & Associates, Inc. and Crawford Multari & Clark Associates. Various County facilities have been built and modified since that time, as well as operational changes in County Departments, staffing and growth. The County has recognized the need for a comprehensive vision and strategy for future development of the COC.

The County of San Luis Obispo recently solicited proposals (RFP PS #1343) for Master Planning and Design consultant services for the COC. Three proposals from local architectural design firms were received and scored by the COC Master Planning selection panel. Those firms were invited to interview with the panel and Fraser Seiple Architects was chosen as the preferred consultant to negotiate and enter into an agreement.

The COC Master Plan will establish a comprehensive vision and ongoing facilities planning guidebook, which will be employed for capital improvement projects through the twenty-year planning horizon. The plan will inform significant COC development decisions with these concepts as foundational to the master plan. The Master Plan report and findings will be brought before the Board of Supervisors at a date to be determined per final schedule. The COC Master Plan will provide the County with a development tool that:

- Evaluates and documents department needs as it relates to current and desired future facility uses at the COC.

- Charts the course for campus development in planning for future facility needs required to support County services for the residents of San Luis Obispo County as it relates to operations at the COC.
- Creates a framework for strategic development and decision-making that is based on County policy and a deliberate phased and cost conscious approach.
- Develops planning features and attributes that will continue to make the COC a safe, healthy, prosperous, livable and well-governed environment for the public and staff that utilize the variety of County services and facilities at the COC.
- Formulates design criteria that promotes healthy, safe, and comfortable indoor and outdoor environments for the hundreds of employees and volunteers that work at the COC.
- Delineates anticipated campus expansion that allows optimal development and maximizes the value of the site area.
- Determines campus-wide infrastructure and facility needs and the plan to upgrade, replace, or install new systems and buildings as anticipated over time.
- Documents planning solutions that support adaptive reuse and flexible facility use as the needs of County service functions change over time.
- Provides site and building design criteria that creates long-term, lifecycle-based solutions and reinforces a cohesive visual appearance.
- Considers existing regulatory and legal requirements for key influencers such as the Americans with Disabilities Act (ADA) and State Water Resources Control Board.
- Establishes best practices for sustainable design and identifies master plan elements that reduce energy and minimize natural resource consumption.
- Plans for the potential extension of Oklahoma Avenue past the Woods Humane Society property and eventual build-out of future County facilities, infrastructure, and open space on the undeveloped portions of the COC.

Recently, Fraser Seiple Architects had concluded a siting study for the proposed Animal Shelter replacement and new co-located Dispatch Center. These projects are moving forward based on the results of this previous study.

### **OTHER AGENCY INVOLVEMENT/IMPACT**

The Planning and Building Services Department, Central Services, and the Real Property Services Division of Central Services were involved in the selection of the proposed consultant. County Counsel has reviewed the agreement and approved as to legal form and effect.

## **FINANCIAL CONSIDERATIONS**

This is a County Operations Center Master Plan project funded with the Countywide Facilities Master Plan – WBS 350070. The Fraser Seiple Architects contract for master planning and design consulting services will cost \$115,745, with an estimated total project cost of \$162,320. This project is fully funded. No budget adjustment is requested for this project.

Please see Exhibit “A” for an estimated cost breakdown of the project.

## **RESULTS**

The award of a contract for Master Planning Design Consulting Services to Fraser Seiple Architects will help to create a strategic vision for future development at the expansive multi-use COC.

The Master Plan Design will help to create a safe, healthy, prosperous, livable and well-governed environment for the public and staff that utilize the variety of County services and facilities at the COC.

## **ATTACHMENTS**

1. Vicinity Map
2. Exhibit A – Project Cost Estimates
3. Contract for Consultant Services for Master Planning Design Consultant Services for Gen Govt. - COC- County Operations Center Master Planning Project #350070.03

File: 350070

Reference: 16AUG09-C-4

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